



**ELGIN ECONOMIC DEVELOPMENT CORPORATION BOARD AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
July 9, 2025
5:00 PM**

I. CALL TO ORDER

II. PUBLIC COMMENT

No discussion or action will occur beyond which is allowed by the Texas Open Meetings Act.

III. APPROVAL OF MINUTES

Economic Development Corporation Regular Meeting Minutes - June 11, 2025.

IV. FINANCIAL REPORT

EDC Interim Director will provide the financial report.

V. NEW BUSINESS

- 1. Discussion and possible action to approve a Business Enhancement Grant for Birdie's Vintage in the amount of \$4,250.**
- 2. Discussion and possible action to approve a Master Lease Agreement with Headwater Capital Partners for the construction of a speculative industrial building on approximately 11 acres in Elgin business Park III.**
- 3. Discussion and possible action on a Second Amendment to an Economic Development Agreement with Aviator Enterprises LLC and Version 1.0 LLC.**
- 4. Discussion and possible action on amending the by-laws of the Elgin Economic Development Corporation to transfer supervisory authority over the EDC Director from the EDC Board of Directors to the City Manager of the City of Elgin subject to final approval by the Elgin City Council.**
- 5. Discussion and possible action on authorizing strategic support services to assist with organizational alignment and economic development planning.**

VI. BUSINESS PARK COMMERCIAL INVESTMENT STATUS REPORT

VII. EXECUTIVE SESSION (EDC)

The Elgin Economic Development Corporation Board of Directors will meet in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the

following: Section 551.072 - Deliberation about real property and/or potential sales, acquisitions, exchanges, leases, dispositions, incentives, or values of real property. Section 551.074
Personnel Matters

VIII. RECONVENE

The Economic Development Corporation will return to open session for possible discussion and action as a result of the Executive Session

IX. ANNOUNCEMENTS

X. ADJOURNMENT

The City of Elgin is committed to compliance with the Americans with Disability Act. The Council Chambers are wheelchair accessible and special marked parking is available in front of the building. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512) 281-5724. Please provide forty-eight (48) hours notice when feasible.



Kaley Frye, Interim Director